

INTER-OFFICE COMMUNICATIONS

Palm Beach County, Florida

TO: John Sansbury, County Administrator
Lisa Heasley, County Attorney's Office
Herb Kahlert, County Engineer
David Bludworth, State Attorney
Max Rudmann, Asst. Attorney General
Captain Cook, Sheriff's Dept. - Civil
Frank Schulz, Sheriff's Office
Bob Basehart, Planning, Zoning & Bldg.
Bob Palchanis, Building Division, Director
Sandy Sprague, Assistant County Attorney
Patty Young - 4th District Court of Appeals
Law Library
(②) County Library

DATE: August 7, 1985

FROM: John W. Dame, Chief Deputy Clerk
RE: PALM BEACH COUNTY ORDINANCE DISTRIBUTION

ORDINANCE NO. 85-24

TITLE REFERENCE:

Amend. Ord. 73-2; as amend; Zoning Code
Repeal 402.8 (Abandonment of Plan), etc &
add new Secs.....

Attached is a copy of the above referenced Ordinance of Palm Beach County. This Ordinance has been filed with Florida Department of State and forwarded to Municipal Code Corporation for codification. The effective date is January 1, 1986.

Signed

John D. Dame
Deputy Clerk

JWD:

Attachment

* cc: Commissioners, BCC
Clerk
Minutes

*If a complete copy of ordinance is needed, please advise this office and we will be happy to provide a copy.

ORDINANCE NO. 85-24

AN ORDINANCE OF THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA,
AMENDING THE ZONING CODE OF PALM BEACH
COUNTY, ORDINANCE NO. 73-2, AS AMENDED, AS
FOLLOWS: REPEALING SECTION 402.8 (ABANDONMENT
OF PLAN); AMENDING SECTION 402.6 (TIME
EXTENSIONS); ADDING A NEW SECTION 402.9
(REGULAR REVIEW OF DEVELOPMENT APPROVALS);
AMENDING SECTION 500.21 (PLANNED UNIT
DEVELOPMENT), SUBSECTION E.9.g.2 (PHASING
CONTROLS); PROVIDING FOR REPEAL OF LAWS IN
CONFLICT; PROVIDING FOR SEVERABILITY;
PROVIDING FOR INCLUSION IN CODE OF LAWS AND
ORDINANCES; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, Section 163.3194(1) of the Local Government Comprehensive Planning Act, Chapter 163 (Intergovernmental Programs), Section 163.3161 et seq. of Florida Statutes provides that "all land development regulations enacted or amended shall be consistent with the adopted comprehensive plan . . ."; and

WHEREAS, the Palm Beach County Comprehensive Plan, Ordinance 80-8, as amended, provides, as a general matter, that development should take place in a timely manner; and

WHEREAS, if the mandates of the Local Government Comprehensive Planning Act and the Palm Beach County Comprehensive Plan are to be met, an administrative process must be established in the Zoning Code to monitor the commencement of development after approval by the Board of County Commissioners; and

WHEREAS, the administrative process should include a requirement that a report be prepared and submitted to the Board of County Commissioners sitting as the Zoning Authority of Palm Beach County, which report should include: (1) an analysis of the current status of an approved development which has not commenced within a reasonable time; and (2) a recommendation of appropriate actions which may be taken if the development is to be brought into conformity with the Comprehensive Plan; and

WHEREAS, the administrative review process must also recognize the substantive and procedural rights of land owners, thus requiring that appropriate appeals and other procedural

1 protections be specified in the review program; and

2 WHEREAS, several sections of the Palm Beach County Zoning
3 Code presently contain obsolete or inconsistent provisions
4 relating to periodic review of development approvals which must
5 be repealed or reconciled in conjunction with creation of a
6 mandatory review system; and

7 WHEREAS, Chapters 125 and 163 of Florida Statutes grant to
8 the Board of County Commissioners of Palm Beach County authority
9 to adopt, amend, and enforce zoning regulations within the
10 unincorporated area of Palm Beach County; and

11 WHEREAS, the Board of County Commissioners of Palm Beach
12 County, Florida, sitting as the Local Planning Agency, has
13 determined that these proposed amendments to the Zoning Code are
14 consistent with the adopted Comprehensive Plan of Palm Beach
15 County, as required by Chapter 163, Section 163.3194(2)(a) of
16 Florida Statutes;

17 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
18 COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

19
20 SECTION 1. REPEAL OF SECTION 402.8 (ABANDONMENT OF PLAN).

21 Section 402.8 (Abandonment of Plan) of Ordinance 73-2 (The
22 Zoning Code of Palm Beach County, Florida) is hereby repealed.

23
24 SECTION 2. AMENDMENT OF SECTION 402.6 (TIME EXTENSIONS).

25 Paragraph One of Section 402.6 (Time Extensions) of
26 Ordinance 73-2 (The Zoning Code of Palm Beach County, Florida) is
27 amended to read as follows:

28
29 SECTION 402.6 TIME EXTENSIONS.

30 Except as provided in Section 402.9 (Mandatory Review of
31 Development Approvals), if cases where the Board of County
32 Commissioners or any provisions of this Code have stipulated time
33 limits for the completion or duration of a specific phase of
34 development or activity, twelve (12) months extensions of time
35 may be granted by the Planning, Zoning and Building Department
36 upon a demonstration that progress is being made toward meeting

1 these requirements or that government agency or service delays
2 are responsible for the extension request. In no case, however,
3 shall such twelve (12) month extensions exceed two (2) in number
4 totaling twenty-four (24) months in total duration of extended
5 time, except that when government agency or service delays can be
6 documented as the reason for failure to meet required deadlines;
7 the Board of County Commissioners may grant such extensions as
8 necessary to offset government-caused delays. Failure to have
9 complied with Commission requirements or to have filed a complete
10 application for a new development approval prior to the
11 expiration of the total time extension shall constitute an
12 abandonment of the development and approval. In the event of
13 such an abandonment of a Special Exception or Special Permit use,
14 the original approval shall immediately become null and void.

15

16 SECTION 3. AMENDMENT OF ORDINANCE 73-2 (THE ZONING CODE
17 OF PALM BEACH COUNTY, FLORIDA) BY ADDITION OF
18 A NEW SECTION 402.9 (MANDATORY REVIEW OF
19 DEVELOPMENT APPROVALS).

20 Ordinance 73-2 (The Zoning Code of Palm Beach County,
21 Florida) is amended to add a new section, Section 402.9
22 (Mandatory Review of Development Approvals), as follows:

23 SECTION 402.9 MANDATORY REVIEW OF DEVELOPMENT APPROVALS.

24 A. PURPOSE AND INTENT.

25 It is the intent of the Board of County Commissioners to
26 provide for public health, safety, and welfare by establishing
27 procedures for mandatory review of development approvals. The
28 Local Government Comprehensive Planning Act, Chapter 163 of
29 Florida Statues provides that all development regulations shall
30 be consistent with an adopted comprehensive plan. The Palm Beach
31 County Comprehensive Plan provides that development should take
32 place in a timely manner. If this mandate is to be met, an
33 administrative process must be established in the Zoning Code
34 to: (1) monitor the commencement of development activity; and (2)
35 review and submit recommendations to the Board of County
36 Commissioners regarding actions which should be taken to assure

compliance with Comprehensive Plan requirements.

Systematic monitoring and subsequent review of approved zoning actions will help implement the Comprehensive Plan in a number of ways, including:

1. Minimizing the creation of an artificially inflated inventory of residential, commercial, and industrial development which exceeds community needs as determined in the Comprehensive Plan.

2. Enhancing the value and use of land in unincorporated Palm Beach County by identifying and providing a system to eliminate obsolete approvals which distort the official land use inventory. A periodic, mandatory purge of obsolete development approvals will permit demonstrably more timely, bona fide development to go forward.

3. Encouraging compliance with improved performance and site design standards by providing a system whereby approved, but unbuilt, developments are subject to periodic review.

At the same time, the Board of County Commissioners recognizes that development is a complicated process. Despite bona fide efforts on the part of developers to proceed according to plans, unforeseen factors may influence the schedule at which development takes place. Administrative reviews must therefore be flexible enough to accommodate unforeseen circumstances.

The review procedure created in this Section establishes a flexible system for administrative review and monitoring of the progress of development. It does not qualify the property rights of land owners established by the laws of the State of Florida. It does, however, temporarily suspend the ability of property

1 owners who have not moved forward in a timely way to obtain
2 permits even while a mandatory review is in progress. It provides
3 for expeditious, fair hearings and other procedural protections
4 prior to any decision by the Board of County Commissioners to
5 initiate changes in land use regulations applicable to a
6 particular property.

7

8 This Section is intended to apply to development approvals
9 for which no regular review process presently exists. These
10 include all so-called "straight" residential, commercial, and
11 industrial rezonings and applications for special exceptions,
12 including those in combination with a rezoning. This Section does
13 not apply to approval of a planned unit development or to land
14 uses subject to special permit requirements, which are governed
15 by their own review procedures.

16

17 The mandatory review procedure established by this Section
18 is not intended to be a condition precedent to the lawful
19 exercise of zoning authority by the Board of County Commissioners
20 of Palm Beach County.

21

22 B. DUTY TO COMMENCE DEVELOPMENT IN A TIMELY MANNER.

23 1. Unless otherwise provided in this Section, all
24 development approved pursuant to this Code shall commence
25 within twenty-four (24) months from the date of the
26 resolution of the Board of County Commissioners approving
27 the development.

28

29 2. An approved development which does not commence within
30 its allotted time period, including any administrative
31 extensions which may be granted pursuant to this Section,
32 shall be subject to review by the Board of County
33 Commissioners to determine if its current zoning status is
34 appropriate.

35

36 3. Commencement of development shall consist of:

1
2 a. Receipt of a valid building permit, and
3

4 b. Either initiation of bona fide site improvements,
5 or comparable development activity. Bona fide site
6 improvements or comparable development activity shall
7 include any action whereby the property owner has
8 vested his rights pursuant to the law of the State of
9 Florida.

10
11 C. DEVELOPMENT APPROVALS EXEMPT FROM THIS SECTION.

12 This Section shall not apply to:

13
14 1. except as provided therein, developments which are
15 subject to the provisions of Section 500.21 (Planned Unit
16 Development), Subsection E.9.g.2. (General Requirements and
17 Special Regulations; Planned Unit Development Procedure;
18 Final Master Land Use Plan Certification and Platting;
19 Phasing Controls) of this Code; or

20
21 2. developments which may be established only by receipt
22 of a special permit pursuant to this Code.

23
24 D. ADMINISTRATIVE EXTENSION OF TIME PERIOD.

25 1. PETITION FOR EXTENSION.

26 Prior to expiration of the initial twenty-four (24) month
27 time period, the owner of record or his agent may file a
28 petition with the Executive Director for an administrative
29 extension. The petition shall be made upon forms and in
30 such manner as may be prescribed by the Department. The
31 petition shall present sufficient information upon which a
32 determination can be made that a bona fide effort has been
33 made to commence development activity. Receipt of a valid
34 building permit shall not by itself constitute sufficient
35 evidence of a bona fide effort to commence development.

2. MAXIMUM ADMINISTRATIVE EXTENSION.

If he determines that a bona fide effort has been made to commence development activity, the Executive Director shall grant one (1) time extension for a period not to exceed twelve (12) months. The time extension shall run from the date on which the initial approval expires.

Except as provided in this Section, the combined time period during which development may proceed according to the terms of its original approval without review shall not exceed thirty-six (36) months from the date of the resolution of the Board of County Commissioners approving the development.

If his request for an administrative extension is granted, the owner of record shall be notified in writing of the decision and of the new time period during which development shall commence. Written notice shall consist of a letter sent by registered or certified mail, return receipt requested, to the last known address of the owner of record as it appears in the official records of the Palm Beach County Property Appraiser's Office. A copy of the letter shall be filed in the official records of the development maintained by the Department.

3. APPEAL OF DENIAL OF ADMINISTRATIVE EXTENSION.

If the Executive Director denies a petition for an administrative extension, the owner of record may appeal to the Board of County Commissioners sitting as the Zoning Authority of Palm Beach County. Appeal shall be made upon forms prescribed by the Department within thirty (30) days of mailing of written notice to the owner of record that the Executive Director has denied his petition for an administrative extension.

~~Written notice shall consist of a letter sent by registered~~

1 or certified mail, return receipt requested, to the last
2 known address of the owner of record as it appears in the
3 official records of the Palm Beach County Property
4 Appraiser's Office. Written notice shall include:

5 a. a statement to the owner of record that his
6 request for an administrative extension has been
7 denied and the reasons therefore;

9 b. a statement of his right to appeal to the Board of
10 County Commissioners within the time period stated
11 above;

13 c. a statement that failure to appeal will result in an
14 administrative review of the development approval
15 pursuant to the terms of this Section;

17 d. notice of the availability of forms on which to
18 make an appeal;

20 e. notice of the date, time, and place of the
21 hearing before the Board of County Commissioners at
22 which his appeal may be heard; and

24 f. such other information as may be necessary and
25 appropriate to accomplish the goals of this Section.

27 4. DECISION BY THE BOARD OF COUNTY COMMISSIONERS.

28 a. Upon receipt of an appeal, the Board of County
29 Commissioners shall either:

31 (1) Affirm the decision of the Executive
32 Director, or

34 (2) Grant a time extension for a period not to

1 exceed and upon the same terms as those provided
2 in Subsection D.2. above.

3
4 b. The decision of the Board of County Commissioners
5 shall be final.

6
7 c. The decision of the Board of County Commissioners
8 shall be rendered within sixty (60) days of receipt of
9 the appeal. If the Board of County Commissioners fails
10 to act within that time period, the appeal shall be
11 deemed to have been granted.

12
13 5. EXPIRATION OF BOARD-APPROVED ADMINISTRATIVE EXTENSION.
14 If development has not commenced at the time that the
15 administrative extension approved by the Board of County
16 Commissioners expires, the provisions of Subsection E.
17 below, shall apply.

18
19 E. MANDATORY REVIEW OF DEVELOPMENT APPROVALS.

20 1. STATUS REPORT AND RECOMMENDATION OF THE EXECUTIVE
21 DIRECTOR.

22
23 a. CONTENTS.

24 The Executive Director shall prepare and submit a
25 status report to the Board of County Commissioners
26 sitting as the Zoning Authority notifying them of the
27 status of each development approval subject to this
28 section. The report shall summarize the history and
29 current status of the development, and shall include a
30 recommendation of proposed action by the Board of
31 County Commissioners.

32
33 b. DECISION MAKING FACTORS.

34 In making recommendations, the Executive Director shall
35 consider the same factors applicable to a review by the
36 Board of County Commissioners which are indicated in

1 Subsection E.5. below.

2

3 c. TIMELY SUBMISSION.

4 The status report shall be submitted by the Executive
5 Director to the Board of County Commissioners sitting
6 as the Zoning Authority of Palm Beach County at the
7 first meeting following expiration of any required
8 time period established by this section.

9

10 3. NOTICE REQUIREMENTS.

11

12 a. MAIL NOTICE.

13 The owner of record shall be notified in writing of the
14 Executive Director's status report and recommendation
15 to the Board of County Commissioners. Written notice
16 shall consist of a letter sent by registered or
17 certified mail, return receipt requested, to the last
18 known address of the owner of record as it appears in
19 the official records of the Palm Beach County Property
20 Appraiser's Office.

21 Written notice shall include:

24 (1) a statement that the time period has expired
25 and that his development shall be subject to
26 review;

28 (2) a summary of the status report of the
29 Executive Director and his recommendation to the
30 Board of County Commissioners.

32 (3) a statement that review may result in a
33 direction to staff by the Board of County
34 Commissioners to initiate a petition to rezone the
35 property including the extinction of any approved

1 special exception:

2
3 (4) notice of the date, time, and place of the
4 hearing before the Board of County Commissioners
5 at which the report and recommendation of the
6 Executive Director will be heard;

7
8 (5) a statement of his right to appear and to
9 present relevant information to rebut or to
10 supplement the report of the Executive Director;
11 and

12
13 (6) such other information as may be necessary
14 and appropriate to accomplish the goals of this
15 Section.

16
17 b. NEWSPAPER PUBLICATION.

18 In addition to notice mailed to the owner of record,
19 notice that a hearing will take place pursuant to this
20 Section shall be published in a newspaper of general
21 circulation, as provided in Section 402.4.D (Notice and
22 Hearing). Subsection 1.a (Publication of Notice) of
23 this Code.

24
25 4. EFFECT OF MANDATORY REVIEW ON OFFICIAL ACTIONS
26 AFFECTING THE PROPERTY.

27
28 a. Upon expiration of any time period established by
29 this section during which development must commence, no
30 new development permits affecting the property shall be
31 issued by Palm Beach County until a final determination
32 is made by the Board of County Commissioners pursuant
33 to Subsections E.5 and E.6, below.

34
35 b. If the decision of the Board of County

1 Commissioners is to direct staff to initiate a petition
2 to rezone the property, as provided in Subsection
3 E.6.a(1), below, no new development permits shall be
4 issued for the property until completion of the
5 rezoning process. If the decision of the Board of
6 County Commissioners is to grant an extraordinary time
7 extension, as provided in Subsection E.6.a(2), below,
8 the issuance of new development permits shall
9 immediately resume.

10

11 c. The term "development permit" shall mean as the
12 term is defined in Chapter 163.3161 et seq. (Local
13 Government Comprehensive Planning Act). Subsection
14 163.3164(6) (Definitions) of Florida Statutes, as
15 amended.

16

17 d. Prior to or upon expiration of any time period
18 established by this section during which development
19 must commence, a document shall be filed with the Clerk
20 of the Circuit Court to be placed with the records
21 governing title to the property. The document shall
22 give record notice that:

23

24 (1) the development has not proceeded in a timely
25 manner;

26

27 (2) a review of the project will be conducted
28 pursuant to the terms of this section;

29

30 (3) until the review is completed, no new
31 development permits shall be issued by Palm Beach
32 County; and

33

34 (4) such other information as may be reasonable
35 and necessary to afford adequate record notice of
36 the effect of this section on the rights of

property owners.

e. If the original development approval is reactivated through the granting of an administrative extension, through the granting of an extraordinary extension, or through the failure of the Board of County Commissioners to act on the staff recommendation within the proscribed time period, a second document shall be filed with the Clerk of the Circuit Court to be placed with the records governing title to the property indicating:

(1) that all rights created by the original approval have been restored;

(2) the new time period during which development must take place according to the terms of the original approval; and

(3) such other information as may be reasonable and necessary to afford adequate record notice of the effect of this section on the rights of property owners.

5. REVIEW BY THE BOARD OF COUNTY COMMISSIONERS.

a. The Board of County Commissioners shall consider the status report and the recommendations of the Executive Director, and such other information that may be submitted by the owner of record or his agent or by the public-at-large in the public hearing.

b. In its deliberation, the Board of County Commissioners shall consider such factors as:

(1) the consistency of the proposed development

1 with the Comprehensive Plan;

2
3 (2) the compatibility of the existing zoning or
4 special exception with surrounding or proposed
5 zoning or land uses;

6
7 (3) the consistency of the property's approved
8 residential density or land use intensity with
9 that of surrounding or proposed zoning or land
10 uses;

11
12 (4) the demonstrated, continuing need for the
13 approved, non-residential land use;

14
15 (5) the ability of the approved development to
16 meet current performance standards;

17
18 (6) the existence of extraordinary mitigating
19 factors which may justify the granting of a
20 further administrative extension; and

21 .
22 (7) such other factors as may be relevant to a
23 full and fair determination of the continued
24 timeliness of the zoning classification.

25
26 6. DECISION OF THE BOARD OF COUNTY COMMISSIONERS.

27 a. After deliberation, the Board of County
28 Commissioners shall either:

29
30 (1) Direct staff to initiate a petition to rezone
31 the property to an appropriate district, including
32 extinction of an approved special exception, as
33 provided in Section 401 (Application Procedure for
34 All Petitions) of this Code; or

35
36 (2) Grant an extraordinary time extension for a

1 period not to exceed twelve (12) months during
2 which development shall commence according to the
3 terms of its original approval. The term of the
4 extraordinary time extension shall commence upon
5 the date of expiration of the original approval,
6 including any time extensions approved pursuant to
7 this Section.

8

9 b. The decision of the Board of County Commissioners
10 shall be rendered within sixty (60) days of receipt of
11 the report of the Executive Director. If the Board of
12 County Commissioners fails to act within that time
13 period, the development shall be deemed to be timely
14 and the provisions of Subsection E.6.a(2), above,
15 shall apply.

16

17 7. EXPIRATION OF EXTRAORDINARY TIME EXTENSIONS.
18 If development has not commenced upon the expiration of an
19 extraordinary time extension approved by the Board of County
20 Commissioners, the development approval shall be reviewed as
21 provided in Subsection E.1, above.

22

23 E. DELEGATION OF ADMINISTRATIVE RESPONSIBILITIES.
24 Responsibilities assigned by this section to the Executive
25 Director of the Department of Planning, Zoning, and Building may
26 be delegated by him to subordinates within the Department, as
27 appropriate.

28

29 G. NO EFFECT ON ZONING AUTHORITY.

30 The provisions of this Section shall not impair or in any
31 way qualify the zoning authority of Palm Beach County, as
32 established in the Statutes of the State of Florida, or in this
33 Code, or otherwise by law.

34

35 SECTION 4. AMENDMENT OF SECTION 500.21 (PLANNED UNIT

36

1 DEVELOPMENTS), SUBSECTION E. 9. g. 2 (General
2 Requirements and Special Regulations; Planned
3 Unit Development Procedure; Final Master Land
4 Use Plan Certification and Platting; Phasing
Controls).

5 Subparagraph E. 9. g. 2 (General Requirements and Special
6 Regulations; Planned Unit Development Procedure; Final Master
7 Land Use Plan Certification and Platting; Phasing Controls) of
8 Section 500.21 (Planned Unit Development) of the Palm Beach
9 County Zoning Code, Ordinance 73-2, as amended, is hereby amended
10 to insert the highlighted sentence in the place indicated:
11

12 SECTION 500.21 PLANNED UNIT DEVELOPMENT.
13 =====

14 E. GENERAL REQUIREMENTS AND SPECIAL REGULATIONS.
15 =====

16 9. PLANNED UNIT DEVELOPMENT PROCEDURE.
17 =====

18 g. FINAL MASTER LAND USE PLAN CERTIFICATION AND
19 PLATTING.
20 =====

21 (2) PHASING CONTROLS.

22 If the Final Master Land Use Plan is to be
23 developed in phases or stages requiring more than
24 one (1) final plat, successive plats must be filed
25 so that construction and development shall be of a
26 reasonably continuous nature; but in no event
27 shall more than two (2) years plus one (1)
28 additional two (2) year extension period elapse
29 between the filing of successive plats. Upon the
30 expiration of any time period established by this
31 section, the approval for the planned unit
32 development shall be subject to mandatory review
33 as provided in Section 402.9.E of this Code.

34
35 SECTION 5. REPEAL OF LAWS IN CONFLICT.
36

1 All local laws and ordinances applying to Palm Beach County
2 in conflict with any provisions of this ordinance are hereby
3 repealed.

4

5 SECTION 6. SEVERABILITY.

6 Should any section, paragraph, sentence, clause, or word of
7 this ordinance be held to be unconstitutional, inoperative, or
8 void, such holding shall not affect the validity of the remainder
9 of this ordinance.

10

11 SECTION 7. INCLUSION IN CODE.

12 The provisions of this ordinance shall become and be made a
13 part of the Code of Laws and Ordinances of Palm Beach County,
14 Florida, and the various sections may be retitled, renumbered, or
15 relettered to accomplish this purpose.

16 SECTION 8. EFFECTIVE DATE.

17 The provisions of this ordinance shall become effective on
18 January 1, 1986.

19

20 APPROVED AND ADOPTED by the Board of County Commissioners of
21 Palm Beach County, Florida, on this 23rd day of July, 1985.

22

23 PALM BEACH COUNTY, FLORIDA, BY ITS
24 BOARD OF COUNTY COMMISSIONERS:

25

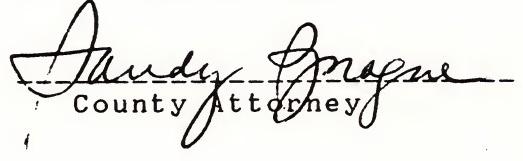
26 By:  -----
27 Chairman

28 Acknowledged by the Department of State of the State of Florida,
29 on this 1st day of August, 1985.

30 Acknowledgment from the Department of State of the State of
31 Florida, this 5th day of August, 1985, at 3:53 P. M., and
32 filed in the Office of the Clerk of the Board of County
33 Commissioners of Palm Beach County, Florida.

34

35 APPROVED AS TO FORM
36 AND LEGAL SUFFICIENCY:
37

38 By:  -----
39 County Attorney

40 EFFECTIVE DATE: January 1, 1986

41

42 STATE OF FLORIDA, COUNTY OF PALM BEACH
43 I, JOHN B. DUNKLE, ex-officio Clerk of the
44 Board of County Commissioners certify this to
45 be a true and correct copy of the original filed in
46 my office on 23 July 1985.
47 DATED at West Palm Beach, FL on 8/7/85
48 JOHN B. DUNKLE, Clerk
49 By:  -----
50 D.C.
51 Deputy Clerk